

Montecillo Unit Twelve A

City of El Paso — City Plan Commission — 8/23/2018

SUSC18-00005 — Resubdivision Combination



STAFF CONTACT: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

PROPERTY OWNER: EPT Mesa Development LP

REPRESENTATIVE: EPT Land Communities

LOCATION: North of Vin Etienne and West of Festival, District 8

ACREAGE: 1.9586

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 1.9586 acres of land into six lots as part of a smart code development that will consist of multi-family dwellings and townhomes. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. Access to the subdivision will be provided via Vin Etienne and Festival.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Montecillo Unit Twelve A on a resubdivision combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable)

GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.6.: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, this proposed development will contribute to a variety of smart code zoned uses.
2.3.2.a.: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing to connect this subdivision to existing streets. Per the regulating plan, all of the proposed streets will eventually connect to the future street network.

NEIGHBORHOOD CHARACTER: Subject property is zoned Smart Code and is currently vacant. Properties adjacent to the subject property are also zoned Smart Code. The nearest school is Morehead Middle School (0.72 miles). The nearest park is a Promontary Area located within the Montecillo development (.13 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Staff has no additional comments.

PLAT EXPIRATION:

This application will expire on **August 23, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

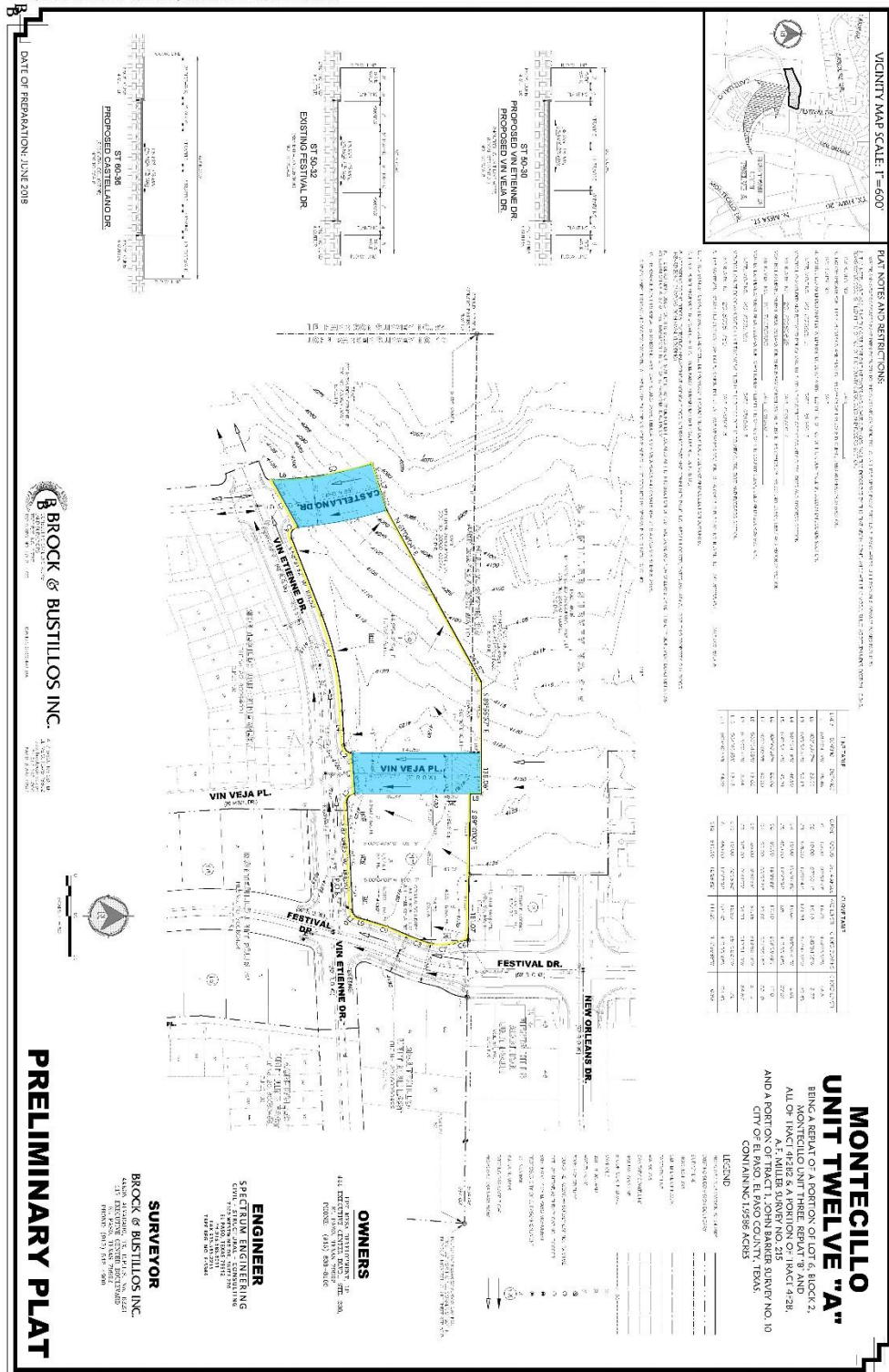
1. Location Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

ATTACHMENT 1

Montecillo Unit 12A



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 6/19/18 FILE NO. SUSC18-00005
SUBDIVISION NAME: Montecillo Unit Twelve "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Portion of Lot 4, Block 2, Montecillo Unit Three, Replat "B", all of Tract 4F2B2 and a portion of Tract 4F2B, A.F. Miller Survey No. 215 and a portion of Tract 1, John Banker Survey No. 10
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>.3137</u>	<u>2</u>
Apartment	<u>1.6149</u>	<u>6</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>8</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>1.9586</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? SCB Proposed zoning? SCB
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface Drainage to Adjacent Street
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights


City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record EPT MSCA Development, LP 444 Executive Center Bld 715030800
(Name & Address) (Zip) (Phone)
13. Developer EPT Land Communities 444 Executive Bld 79902 9158458570
(Name & Address) (Zip) (Phone)
14. Engineer Spectrum Engineering 7100 Westwind Dr 79912 9155858011
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:


Amanda Bryan 6.21.18

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LONG RANGE

The Long Range Planning section has reviewed the plat has no objection. The applicant should review the following informational comments:

- 1. A revised Preliminary Building Scale Plan for the area of this plat was approved on August 14, 2018.
- 2. With regards to Lot 1, Block 18, please note that, as per Title 21.50.060(B)(1)(a), only one building in excess of 200 feet in width shall be permitted in a single pedestrian shed, regardless of permitted lot width. The building on Lot 5 of Montecillo Unit 10, as depicted on the Preliminary Building Scale Plan approved on October 25, 2016, appears to be the designee for this exception. Note also that compliance with the building width restriction does not exempt a structure from the minimum frontage buildout requirement; 60% in the T4-O transect in Montecillo, as per page 24 of the Montecillo Regulating Plan.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- 2. Label each street as either a public or private street on typical street cross sections and plan views on both the preliminary and final plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have reviewed **Montecillo Unit Twelve "A"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

- 1. Development needs to comply with latest amended / approved Regulating Plan and

approved Building Scale Plan.

2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: **Promontory Area at Montecillo - Park Zone: NW-2**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

EL PASO WATER

We have reviewed the subdivision referenced above and provide the following comments: EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Vin Etienne Drive. This main is available for service.

There is an existing 8-inch diameter water main that extends along Castellano Drive. This main is available for service and main extensions.

There is an existing 8-inch diameter water main that extends along Festival Drive. This water main is available for service.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Vin Etienne Drive. This sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Castellano Drive. This sewer main is available for service and main extensions.

There is an existing 8-inch diameter sanitary sewer main that extends along Festival Drive. This sewer main is available for service.

General:

Water and sewer main extensions are required along Vin Veja Place.

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 8 to 10 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

FIRE

Regarding Montecillo plat, 11' traffic lane width with no median should work. On the proposed Castellano Drive, taking 1' off the sidewalk on each side of the street and increasing the parking width to 8' respectively would help ensure a "true" 11' traffic lane width as the extra foot for parking should help ensure that residents and guests park between the curb and the line. Having that would improve our situation.

SUN METRO

Recommend approval.

CENTRAL APPRAISAL

No objections.

911

No objections.

TXDoT

The development is not abutting TxDOT Right-of-Way.